

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	105
Owner 1:	KEZERIAN KAREN A/TRUSTEE			
Owner 2:	MADDEN SUSAN M/TRUSTEE			
Owner 3:	K&S II FAMILY TRUST			
Street 1:	1 WATERMILL PL #105			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:	KEZERIAN KAREN A -		
Owner 2:	-		
Street 1:	1 WATERMILL PLACE #105		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 1021 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6040																
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	525,500			525,500		152792
							GIS Ref
							GIS Ref
Total Card	0.000	525,500			525,500	Entered Lot Size	
Total Parcel	0.000	525,500			525,500	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		514.69	/Parcel: 514.6	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	102	FV	511,200	0	.		511,200	511,200	Year End Roll	12/18/2019	PRINT	
2019	102	FV	478,700	0	.		478,700	478,700	Year End Roll	1/3/2019		Date
2018	102	FV	399,800	0	.		399,800	399,800	Year End Roll	12/20/2017	12/10/20	20:00:0
2017	102	FV	373,400	0	.		373,400	373,400	Year End Roll	1/3/2017		
2016	102	FV	373,400	0	.		373,400	373,400	Year End	1/4/2016		
2015	102	FV	339,500	0	.		339,500	339,500	Year End Roll	12/11/2014	LAST REV	
2014	102	FV	316,400	0	.		316,400	316,400	Year End Roll	12/16/2013	Date	Time
2013	102	FV	316,400	0	.		316,400	316,400		12/13/2012	10/03/17	15:13:3

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	152792
	Prior Id # 2:	
	Prior Id # 3:	
5	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
7	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

PRINT

Date	Time
12/10/20	20:00:0

LAST REV

Date	Time
10/03/17	15:13:3

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5055

!5055!

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	6 - Stucco	10	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:	N - NONE		

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

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GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1988	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G6	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	F - Front
Total Units:	
Floor:	1 - 1st Floor
% Own:	0.904900014
Name:	25 - 6040

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units: 1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 4		BRs: 2		Baths: 2		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

[illegible]

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	14.9%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	14.9%

CALC SUMMARY

Basic \$ / SQ:	320.00
Size Adj.:	1.08765912
Const Adj.:	0.97656715
Adj \$ / SQ:	339.895
Other Features:	51357
Grade Factor:	1.00
NBHD Inf:	1.54999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	617505
Depreciation:	92008
Depreciated Total:	525497

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	526.84	
Special Features:	0	Val/Su Net:	514.69	
Final Total:	525500	Val/Su SzAd	514.69	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,021	339.900	347,03	
Net Sketched Area:		1,021	Total:	347,03	
Size Ad	1021	Gross Are	1021	FinArea	102

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

